

Application Reference: 2025/0083**Site Address:** Illton House, Roper Lane, Thurgoland, Sheffield, S35 7AA

Introduction: This application seeks full planning permission for the Removal of integrated garage roof and replace with first floor side extension to create extra bedrooms, demolition of existing single storey rear extension and replace with new single storey rear extension, to 2 storey detached dwelling.

Relevant Site Characteristics

The dwelling is a two-story yellow stone and white rendered house which gained approval for conversion from a commercial dwelling to a dwellinghouse in 2020. Previous uses of the address include a post office and Café. Probably due to its former uses, the design of the dwelling house remains unusual. There is a large green clad wooden garage located at the rear of the side driveway and a single-storey extension on the front elevation, which unlike the remaining house is sited adjacent to the pavement. In addition to the side driveaway in front of the garage, the dwellings feature another side garden and a small area of garden to the rear of the dwelling. The broader street scene is varied with an adjacent row of cottages adjacent to the garage, and a larger house to the other side. Directly opposite the dwelling is a recreational park featuring tennis courts and a bowling green. To the rear of the dwelling a relatively contemporary housing estate.

Site History

Application Number	Details	Status
B/00/1068/PR	Erection of two storey extension to house and shop (Approved)	Approved
B/02/1240/PR	Erection of front facing single storey extension to sub Post Office	Approved
2010/0325	Change of use from general store/post office to cafe/post office Approve with conditions	Approved
2011/0933	Erection of side first floor extension to dwelling (	Approved
2020/1039	Change of use from tea room (Use Class E) to living space to form part of existing residential dwelling (C3) (Approve with Conditions)	Approved
2022/0023	Extensions and alterations to property	Approved

Detailed description of Proposed Works

The proposal is for the demolition and replacement or renovation of an existing single storey extension on the north elevation of the dwelling, located within the rear and side garden, into an effective 1.5 story extension with some of the roof space above the ground floor extension being utilised as living space. The proposed side projection of the extension would remain at approximately 2.71m but would be extended to be in line with the rear elevation of the garage, creating a corner infill of approximately 8.35 sqm on the rear/side elevation of the dwelling. The total projection of the extension from the rear elevation of the house would not be increased but a partial void between a part of the extension closest to the rear elevation of the house and the elevation itself would be reduced by approximately 0.66m.

The most significant and prominent aspect of the proposal would be the enlarged new roof which is proposed to cover both the existing garage and new/extended rear extension, allowing additional living space to be created within part of the roof above the garage and the rear extension. Due to differing ground levels, the height of the roof is measured at 5.82m on the front elevation, 6.95m on the rear elevation, and 6.43m from the ground level on the northeast elevation. The proposed materials for the gable aspect of the roof are proposed stone/facing stone to match the original brickwork of the house, whilst the roof would be tiled.

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and

is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice was also posted close to the development address.

Three objections were received from neighbouring dwellings. Concerns raised in these objections were related to privacy, due to potential overlooking from a proposed new ground floor entrance door and new rooflights were principal concerns, and the scale, design and impact of the proposal. These concerns have been addressed by amended plans submitted by the applicant and reviewed within the assessment below and have been found to be resolved, not a material planning consideration or not posing no more than a limited impact on neighbouring amenity.

Thurgoland Parish Council: No objections received

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within Urban Fabric. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties

Scale, Design and Impact on the Character

The scale of the dwelling is already unusual and relatively large. The proposals are for a new roof above the existing garage, which would be internally combined with the new/ reconfigured extension to living space. These works would add additional height and volume above the garage and reconfigured rear extension which is already attached to the garage. The increase in height would be at a considerable distance from the highway and be lower than the existing 7.5m of the main roof of the dwelling. With a gable style roof, whilst the maximum ridge height of the roof, viewed from the Roper Lane is approximately 5.81m high, this level drops as the roof slopes to both sides. Because of land level differences, the roof is approximately 6.95m when viewed from the rear of the house, but again this remains lower than the 8.65m height of the main dwelling. Whilst the proposed roof height would have an impact on the scale of the dwelling, some of this impact would also be positive by harmonising the garage and rear extension under one new roof. Additionally, with such an unusual design of dwelling as a starting point, and with the green wooden cladding being replaced by stone or facing stone of a similar appearance to that of the main house, the overall impact on scale, design and character of the dwelling, and by association the street scene would be considered as limited.

The second aspect of the proposal is for the demolition and replacement, or renovation of the existing ground floor extension which is attached to the northwestern elevation of the garage. The replacement would include two small increases in the footprint of the existing ground floor extension. The first increase would be a corner infill of approximately 8.35m at the side and rear elevation whilst the second extension is of a relatively insignificant size of approximately 0.55 sqm and would be located close to where the side elevation of the extension adjoins the house. With the new proposed and heightened roof covering both the garage and rear extension the proposed extension would include first-floor living space within the new roof. Overall, the proposal would have a generally positive impact regarding the design and character of the

dwelling, but the increase in height would have a limited negative effect on the scale of the dwelling.

Objections regarding the scale and design of the proposal on the street scene were raised in neighbour objections. The street scene is already quite varied and the revised improvements to the proposed plans, whilst reasonably large in scale would harmonise well with the existing dwelling and look much more in keeping with the street scene than the existing green clad wooden garage. As with the existing garage, the resulting higher structure would be set back from the road and not be considered as overly prominent or dominant compared to the existing dwelling and other features within the street scene. Having consideration of these aspects, the proposal would have an overall limited impact upon the scale, design and character of the street scene.

Impact on Neighbouring Amenity

Objections have been received about the perceived impact of the proposed new garage and extension roof. The nearest dwelling is No. 4 Roper Lane which is already overshadowed but not overlooked by any windows from the existing garage. With the proposed gable roof design of the roof, which has a significant slope away from the neighbouring dwelling, it would only be expected to have little or no additional impact on their amenity. Dwellings further away from the proposal would have even less of an impact from the proposal.

Privacy concerns were raised about proposed roof lights located within the northeastern elevation of the proposed new roof, these would potentially overlook Cliffe Cottages, and a second concern was raised about a ground floor door within the north elevation of the former garage. The original proposed window within the door was already detailed as having frosted glazing and remains so on the amended plans. The proposed rooflights, although unlikely to have overlooked any neighbouring dwellings, are now also listed as having frosted glass. With both these issues resolved, no other proposed windows overlooking neighbouring dwellings, and with no other concerns raised being deemed as material planning considerations, the impact of the proposal on privacy or other neighbouring amenity would be judged to be limited.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- There were concerns over the proposed materials and size of the proposal. Revised plans with modest height amendments but greatly improved material choices were submitted, along with confirmation of frosted glazing in windows potentially overlooking neighbouring dwellings.

**STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY
DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.